



TOWN OF GRAFTON ZONING BOARD OF APPEALS

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MINUTES ZONING BOARD OF APPEALS WEDNESDAY, APRIL 14, 2021 VIA ZOOM CONFERENCE

A meeting of the Zoning Board of Appeals was held on Wednesday, April 14, 2021, via Zoom Conference.

Members present: Chairman-William McCusker, Vice Chair – Marianne Desrosiers William Yeomans-Member, Kay Reed-Clerk, Member, Brian Waller – Member, Mitali Biswas – Alternate Member.

Members absent: Peter Adams-Alternate Member.

Meeting called to order at 7:02 p.m.

Chairman calls meeting to order and takes roll call of all members, staff and others expected to participate.
Chairman reads remote access rules.

Prentice Place LLC – 40B – Review of Landscape Plans

William Hannigan of Hannigan Engineering walked the site to identify trees to be removed, dangerous, diseased, dying, and dead. Chairman McCusker and Mr. Yeomans participated in the walk-thru regarding the trees outside the scope of work to agree what trees will be kept and which ones will be removed and replaced. No comments from the Board.

Catherine Orancheck presented the landscape plan and including trees to be removed, to remain, and to be replanted. Explains the legend in detail. Detailed discussion with the Board over all the plantings that will replace trees that are to be removed, what plants/shrubs/trees will go where in the development. Discussion on the irrigation system to be installed to water all the plantings.

Chairman discusses having a 3rd party review the landscape plans, Mr. Papalilo (The Developer) is ok with a 3rd party to review the plans. Chairman acknowledges that per the Comprehensive Permit it appears the developer can begin site work. Secretary to work with Jeff Walsh to hire 3rd party reviewer of the landscape plans.

Motion made by Mr. Yeomans and 2nd by Ms. Reed to accept the report of Urban Forestry Solutions dated 3/23/2021 as to what trees are to be removed and existing site conditions. On a roll call vote: Ms. Desrosiers-yes; Ms. Reed-yes; Mr. Waller-yes; Mr. Yeomans-yes; Chairman-yes. 5-yes, 0-no. Motion passed.

Elmrock Estates – Bond Reduction

Chad Boardman of Eastland Development informs the Board they have about 2 months left remaining for site work to be completed. Would like to reduce the amount of the Site Stabilization Bond.

Jeff Walsh, of Graves Engineering, informs the Board that 2 sureties were established, one for site stabilization and one for the infrastructure. The original bond was for \$244,000, would like to reduce the bond to \$29,000. Only have hydroseeding on the final lots and topsoil to complete.

Motion made by Mr. Yeomans and 2nd by Ms. Reed to reduce the Site Disturbance Bond, Condition #2 of the Comprehensive Permit to \$29,000. On a roll call vote: Ms. Desrosiers-yes; Ms. Reed-yes; Mr. Waller-yes; Mr. Yeomans-yes; Chairman-yes. 5-yes, 0-no. Motion passed.

Providence Road Commons – NPC

Mr. Brian MacEwan of Graz Engineering would like to waive the requirement for the bus stop shelter as required by the Comprehensive Permit. There is a letter from the School Department and the homeowners approving the removal of the bus stop shelter. Jeff Walsh of Graves Engineering has no opinion one way or another. Discussion of removal of bus stop shelter.

Motion made by Mr. Yeomans and 2nd by Ms. Desrosiers that the request for project change dated 4/9/2021 is a minor change. On a roll call vote: Ms. Desrosiers-yes; Ms. Reed-yes; Mr. Waller-yes; Mr. Yeomans-yes; Chairman-yes. 5-yes, 0-no. Motion passed.

Final as-builts will be submitted to Jeff Walsh for his final review then we will request to come before the Board to close out the Comprehensive Permit.

MINUTES:

Minutes from 2/25/2021 Meeting:

Motion made by Mr. Yeomans and 2nd by Ms. Reed to accept the minutes from the 2/25/2021 meeting as amended. On a roll call vote: Ms. Desrosiers-yes; Ms. Reed-yes; Mr. Yeomans-yes; Mr. Waller-yes; Chairman-yes. All in favor, motion passed.

Motion made by Mr. Yeomans and 2nd by Ms. Reed to adjourn meeting. On a roll call vote: Ms. Desrosiers-yes; Ms. Reed-yes; Mr. Yeomans-yes; Mr. Waller-yes; Chairman-yes. All in favor, motion passed meeting adjourned at 8:27 p.m.

Respectfully submitted by Katrina Koshivos

Kay Reed

Kay Reed - Clerk